

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-034

Petitioner: Jefferson Apartment Group

Rezoning Petition No.: 2020-034

Property: ± 5.07 acres located at 200 Wadsworth Place (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Thursday, May 28th, 2020. A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 5/15/2020. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday, May 28th, 2020 at 6:30PM.

PERSONS IN ATTENDANCE AT MEETING:

The attendance sheet [**Does Jeff have his contact info**] from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Jeff Sledden with Jefferson Apartment Group and Walter Plosken and Laura Wolf with Niles Bolton. Also, in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Jeff Sledden opened the meeting and welcomed attendees. Mr. Sledden introduced the rezoning team and reviewed the site plan. This rezoning proposes 375 multi-family residential units in a single building with parking below. Access to the site will be from the N. College Street extension by way of existing Wadsworth Place and E. Liddell Street.

Laura Wolf and Walter Ploskon with Niles Bolton described the proposed landscape treatments and overall site design. The proposed residential building will have an industrial style that compliments and strengthens the design aesthetic of the neighborhood and include a landscaped buffer surround. The Petitioner is working with adjacent landowners to provide a multi-use path connection at the southern border of the site to access 16th Street.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

The attendee inquired if the development would include condos or apartments and when construction would begin. Mr. Sledden explained that the building will include 375 rental units with an anticipated start of construction in 2021.

The attendee then asked about the N. College Street extension and the traffic impacts of the development. It was explained that the Petitioner is constructing the N. College Street extension in front of the site. The remaining extension will be subject to future development on the adjacent sites. Traffic from this development will use E. Liddell Street and Wadsworth Place via the newly constructed N. College Street extension.

Jeff Sledden thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting.

cc: Larken Egleston, Charlotte City Council District 1 Representative
David Pettine, Charlotte Mecklenburg Planning, Design and Development Department
Greg Van Wie, Jefferson Apartment Group
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2020-034	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	JNIT_NUM	CITY	STATE	ZIP
2020-034		Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2020-034		Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2020-034		Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2020-034	Arts & Science Council- Culture Blocks	Eboni	Lewis	227 W. Trade Street	250	Charlotte	NC	28202
2020-034	Belmont	Allison	Horinko	707 Seigle Avenue	615	Charlotte	NC	28204
2020-034	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2020-034	Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2020-034	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2020-034	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2020-034	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2020-034	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2020-034	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2020-034	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2020-034	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2020-034	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2020-034	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2020-034	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2020-034	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2020-034	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2020-034	Charlotte Center City Partners- Uptown Neighborhoods	Kyle	Bridges	200 South Tryon		Charlotte	NC	28202
2020-034	Charlotte Crown Realtist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
2020-034	City of Charlotte/ HNS Communications	Leslie	Blaser	600 E. Trade Street		Charlotte	NC	28202
2020-034	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2020-034	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2020-034	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2020-034	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2020-034	Fourth Ward	Terri	Cain	127 N. Tryon St. #14		Charlotte	NC	28202
2020-034	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2020-034	Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
2020-034	Lockwood Neighborhood Association	India	Houston	233 Sylvania Ave		Charlotte	NC	28206
2020-034	Lockwood Neighborhood Association	Winston	Robinson	508 Sylvania Ave.		Charlotte	NC	28206
2020-034	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2020-034	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2020-034	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2020-034	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2020-034	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2020-034	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2020-034	Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2020-034	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2020-034	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2020-034	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2020-034	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2020-034	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205

2020-034	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
2020-034	08102101	U-HAUL REAL ESTATE CO				PO BOX 29046	PHOENIX	AZ	85038
2020-034	08102103	REID	DON R	LISA P	REID	10425 MT HOLLY HUNTERSVILLE RD	HUNTERSVILLE	NC	28078
2020-034	08102204	GREVE	THEODORE ALLEN	BEVERLY L	GREVE	1201 N TRYON ST	CHARLOTTE	NC	28206
2020-034	08102205	UNITED BAPTIST ASSOC			C/O GLEN JOHNSON	2313 VINYARD LN	CHARLOTTE	NC	28210
2020-034	08102208	NG	KEVIN	FU RONG	PU	1128 SOUTH MAGNOLIA ST	MOORESVILLE	NC	28115
2020-034	08102209	SILVER EDGE REALTY LLC				418 FRAZIER AV	CHARLOTTE	NC	28216
2020-034	08102210	UPTOWN DAY SHELTER INC				PO BOX 36471	CHARLOTTE	NC	28236
2020-034	08102310	SMITH	CHARLES E	PATRICIA E	SMITH	1521 E 3RD ST	CHARLOTTE	NC	28204
2020-034	08102406	THE OPTIMUS BUILDING LLC				1910 ABO TT ST STE 202	CHARLOTTE	NC	28203
2020-034	08102501	SUNNY 1108 LLC				1108 ELM ST	CHARLOTTE	NC	28206
2020-034	08102503	LBG AND ME LLC			C/O DAVID J GARDNER	1108 ELM ST	CHARLOTTE	NC	28206
2020-034	08102601	ALIS PROPERTIES LLC				9507 WOOD VALLEY LN	CHARLOTTE	NC	28270
2020-034	08102603	SEABOARD COAST LINE RAILWAY CO				3600 W BROAD ST	RICHMOND	VA	23219
2020-034	08103301	CW ALPHA MILLS APARTMENTS LLC			C/O COTTONWOOD RESIDENTIAL	6340 SOUTH 3000 EAST STE 500	SALT LAKE CITY	UT	84121
2020-034	08103399	CITY OF CHARLOTTE				600 E FOURTH ST	CHARLOTTE	NC	28202
2020-034	08104102	YANDLE	MARCUS E SR	CHARLES N SR	WITHERSPOON	1001 N BREVARD ST	CHARLOTTE	NC	28206
2020-034	08104202	WHITE POINT PACES PARTNERS LLC			ATTN DAVID COCHRAN	4300 PACES FERRY RD STE 500	ATLANTA	GA	30339

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-034 – Jefferson Apartment Group

Subject: Rezoning Petition No. 2020-034

Petitioner/Developer: Jefferson Apartment Group

Current Land Use: Vacant

Existing Zoning: I-2

Rezoning Requested: MUDD(CD)

Date and Time of Meeting: **Thursday, May 28th, 2020 at 6:30 p.m.**

Virtual Meeting RSVP: *Please email jsledden@gmail.com or call 703.873.7306 to provide your email address in order to receive a secure virtual meeting link or to request a hard copy of the presentation.*

Date of Notice: 5/15/2020

We are assisting Jefferson Apartment Group (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of the site located at 200 Wadsworth Place (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition, and in accordance with local and state orders in place to prevent the further spread of COVID-19, the meeting will be held virtually. *Please email jsledden@gmail.com or call 703.873.7306 to provide your email address in order to receive a secure virtual meeting link by May 27th.*

Residents who expect they will be unable to access the virtual meeting are asked to email jsledden@jagll.com or call 703.873.7306 to make alternative arrangements for receiving the presentation information. Residents are invited to share feedback through June 7th.

Background and Summary of Request:

This Petition involves a request to rezone the ± 5.07-acre Site from I-2 to MUDD(CD), to allow the development of the site with a multi-family residential community.

The site plan associated with this rezoning petition proposes to redevelop the Site with up to 375 residential dwelling units. The proposed residential building will be oriented toward the newly constructed N. College Street extension. Access to the Site will be from N. College Street, by way of existing Wadsworth Place and Liddell Street.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, May 28th, 2020, at 6:30 p.m.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call or email Keith MacVean (704-331-3531) keithmacvean@mvalaw.com - Thank you.

cc: Larken Egleston, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Greg Van Wie, Jefferson Apartment Group
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



2020-034 Virtual Community Meeting Attendance		
Name	Email	Phone
Kevin NG	kevinngre@gmail.com	704-799-5238

Jefferson Apartment Group

PETITION # 2020-034

COMMUNITY MEETING

May 28, 2020



NILES BOLTON ASSOCIATES

Moore&VanAllen

Petitioner/Development Team

Petitioner / Developer:

- **Jefferson Apartment Group (JAG)**, is a full service real estate firm specializing in acquisition, development, construction and property management services. JAG was founded in 2009 by the partners in JPI East, including Jim Butz, Greg Lamb, James Duncan and Bob Timmins. The four partners have been investing together since 2000 and have been responsible for the acquisition and development of over 21,000 units.

Development Team:

- **Architect: Niles Bolton Associates**, is a US-based design firm providing architecture, planning, landscape architecture, and interior design services. The company is based in Atlanta, Georgia, with offices in Alexandria, Virginia.
- **Civil: Land Design**, a multidisciplinary civil engineering and landscape design firm, with offices in Charlotte, Washington, DC, Orlando, Dallas, Boulder, and San Francisco.
- **Zoning Counsel:** Moore & Van Allen, land use consultants, within the Real Estate division, assisting clients in navigating the rezoning and land development process.

Presenters / Key Team Members:

- **Greg Van Wie**, SVP
Development Partner
- **Jeff Sledden**, Development
Manager
- **Walter Ploskon**, Principal
- **Laura Wolf**, Project Architect
- **Keith MacVean**, Land Use &
Zoning Consultant
- **Dujuana Keys**, Land Use &
Zoning Paralegal

Conditional Rezoning Process

- This Petition involves a request to rezone the ± 5.07-acre Site from I-2 to MUDD(CD), to allow the development of the site with a multi-family residential community.
- The site plan associated with this rezoning petition proposes to redevelop the Site with up to 375 residential dwelling units.
- The proposed residential building will be oriented toward the newly constructed N. College Street extension.
- Access to the Site will be from N. College Street, by way of existing Wadsworth Place and Liddell Street.

Conditional Rezoning Schedule

- Public Hearing: June 15, 2020
- Zoning Committee: June 30, 2020
- City Council Decision: July 20, 2020

Rezoning Site Aerial



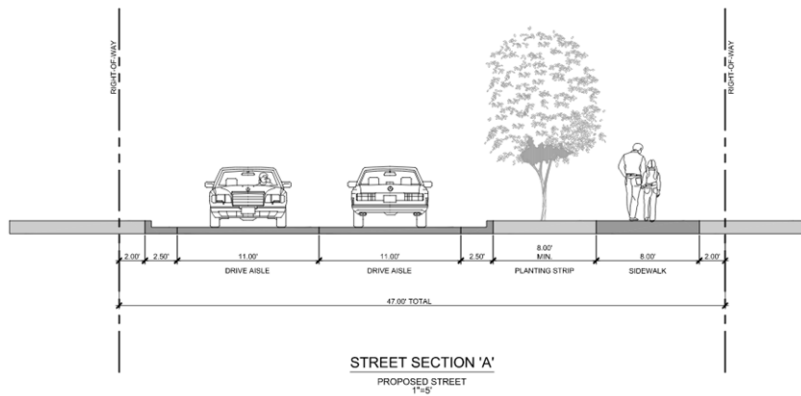
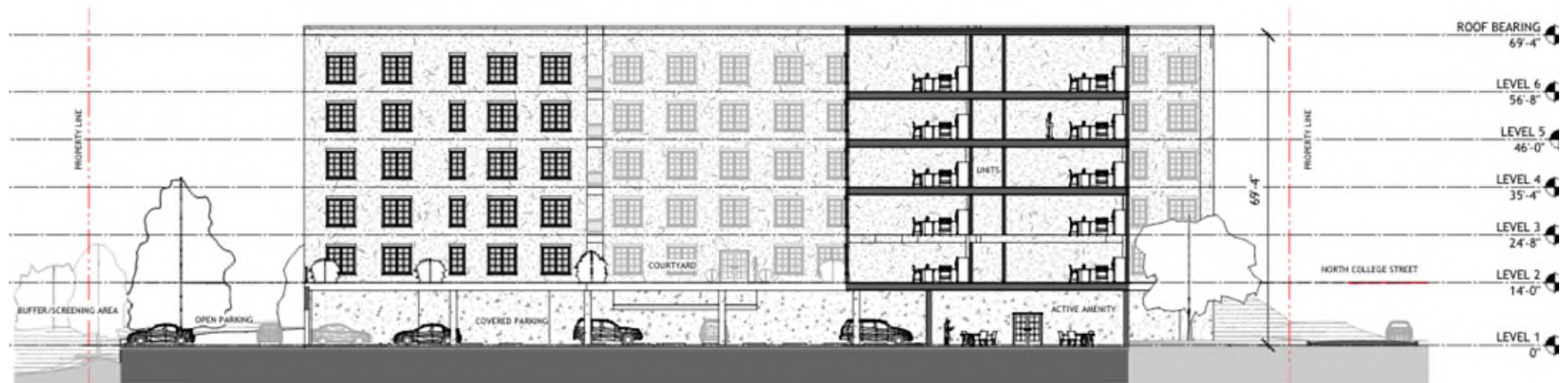
± 5.07-acre Site | Currently Zoned I-2

Proposed Rezoning – Current Conditions

- **Acreage:** ± 5.07 acres
- **Tax Parcel #:** 081-021-03
- **Existing Zoning:** I-2
- **Proposed Zoning:** MUDD(CD)
- **Existing Uses:** Vacant
- **Proposed Uses:** Residential dwellings units as permitted by right, and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district.
- **Max Number of Residential Dwelling Units:** Up to 375 residential dwelling units as allowed by right and under prescribed conditions in the MUDD zoning district.
- **Max Building Height:** Up to six (6) stories and 82 feet. Building height to be measured per the Ordinance.
- **Parking:** As required by the Ordinance.



Site Section



Site Development



Rezoning Benefits

- Overall condition of the site will lead to highest and best use of the land, improving the location and overall feel of the neighborhood.
- The project will aid as a catalyst to spring new investment and development in the immediate neighborhood.
- Per the development plan, Petitioner will construct N. College Street as a new public street as generally depicted on the Rezoning Plan.
- Construct a 12-foot multi-use path (MUP) connection from the Site to E. 16th Street.
- If a connection to E. 16th Street cannot be provided, the Petitioner will construct a six foot wide sidewalk from the site to N. Tryon Street along one side of Wadsworth Place, assuming there are sufficient rights-of-way, and easements can be secured to construct said sidewalk.
- Provide a sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way.

Q & A

For any additional questions, please email or call Jeff Sledden, jsledden@jagllc.com, (703) 873-7306.

For all other information related to this rezoning petition, please visit Accela: <https://aca3.accela.com/CHARLOTTE/Default.aspx?culture=en-US>



NILES BOLTON ASSOCIATES

Moore&VanAllen